

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, July 12, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 6/14/12, 6/28/12

2. **Show Cause Hearing**

3. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **Enforcement Correspondence:**
 1. Letter from Attorney Robert E. Ghent to Zoning Commission dated 6/27/12 Re: Affiliated Realty, LLC – Marciniak – 22 Beech Tree Road – Use, Occupancy, Storage & Parking – Recreational Vehicle

4. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 6/25/12; Zoning Board of Appeals; Planning Commission 6/21/12; Zoning Sub-Committee

5. **Public Hearing:** None

6. **Old Business:**
 - a.

7. **New Business:**
 - a. **540 Federal Road #201200586: Site Plan Modification to change driveway location and add retaining walls to minimize impacts to wetlands / watercourses (dec date 9/15/12)**
 - **Request for Permit Transfer:** Transfer from Town of Brookfield to Aquarion Water Company for Permit #201101017
 - 1. Map titled "Water Storage Tank Site Plan" prepared by CCA, LLC dated 11/29/11 revised 6/20/12

 - b. **40 & 64 Laurel Hill Road (The Residences at laurel Hill) #201200588: Design Review for a proposed incentive housing project with a total of 72 two bedroom units in 3 separate buildings totaling 28, 125 square feet (dec date 9/15/12)**
 1. Letter from Abigal Adams, Project Manager to W. Mercer dated 7/5/12 Re: The Residences at Laurel Hill Incentive Housing Development, 40-64 Laurel Hill Road
 2. Development Report For Residences at Laurel Hill prepared by CCA, LLC dated 6/20/12 revised 7/5/12
 3. **Map Cover Sheet titled "The Residences at Laurel Hill Proposed Incentive Housing Development" prepared by CCA, LLC dated 6/20/12 revised (drainage layout) 7/2/12**
 - "General Legend, Notes And Abbreviations" dated June 2012 revised 7/2/12 – sheet N1
 - "Boundary Survey" dated 5/10/12, revised 6/6/12 – sheet 1 of 1
 - "Existing Conditions Plan" dated 6/6/12 – sheet 1 of 1
 - "Layout And Materials Plan" dated 6/6/12, revised 7/2/12 – sheet C1
 - "Grading And Drainage Plan" dated 6/6/12, revised 7/2/12 – sheet C2
 - "Utilities Plan" dated 6/6/12, revised 7/2/12 – sheet C3
 - "Landscape Plan" dated 6/6/12, revised 7/2/12 – sheet C4
 - "Erosion Control Plan" dated 6/6/12, revised 7/2/12 – sheet C5

- “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C6
 - “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C7
 - “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C8
 - “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C9
 - “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C10
 - “Notes And Details” dated 6/6/12, revised 7/2/12 – sheet C11
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
4. Map titled “Luminaire Schedule” – Building’s #1 #2 and #3 (24 Units each) prepared by Reflex Lighting dated 7/3/12 – No. 40-64
5. Maps of **Schematic Drawings** – “Typical Building Basement Level Plan” prepared by LaFreniere Architects Inc. dated 6/20/12 – sheet A1.01
- “Typical Building First Floor Plan” dated 6/20/12 – sheet A1.1
 - “Typical Building 2nd Floor Plan” dated 6/20/12 – sheet A1.2
 - “Typical Third Floor Plan” dated 6/20/12 – sheet A1.3
 - “Typical Building Roof Plan” dated 6/20/12 – sheet A1.4
 - “Typical Building Elevations” dated 6/20/12 – sheet A2.1
 - “Exterior Sections And Details” dated 6/20/12 – sheet A3.1

8. **Tabled Items:**

9. **Informal Discussion:**

- a. **70 Candlewood Lake Road (Herons Spirit Shop):** Jerry Damura – JMD Enterprises to discuss possible addition to site – approximately 160 square feet.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for July 26, 2012****